

184.0

0003

0003.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
748,400 / 748,400
748,400 / 748,400
748,400 / 748,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		BROWNING RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KLASHMAN DIANA C	
Owner 2:	
Owner 3:	
Street 1: 49 BROWNING RD	
Street 2:	

Twn/Cty:	ARLINGTON			
St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02476		Type:	

PREVIOUS OWNER	
Owner 1: ST GEORGE WILLIAM F/TRUSTEE -	
Owner 2: ST GEORGE REALTY TRUST -	
Street 1: 49 BROWNING RD	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION
This parcel contains .188 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Vinyl Exterior and 1898 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8180		Sq. Ft.	Site		0	70.	0.81	7									465,781						465,800	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY										Legal Description			User Acct			
Use Code	Land Size	Building Value	Yard Items		Land Value		Total Value									
101	8180.000	282,600			465,800		748,400									
Total Card	0.188	282,600			465,800		748,400		Entered Lot Size							
Total Parcel	0.188	282,600			465,800		748,400		Total Land:							
Source:	Market Adj Cost		Total Value per SQ unit /Card:		394.39		/Parcel: 394.39		Land Unit Type:							

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT										Parcel ID		184.0-0003-0003.0		PRINT	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Date	Time	Date	Time
2022	101	FV	282,600	0	8,180.	465,800	748,400		Year end	12/23/2021					
2021	101	FV	271,600	0	8,180.	465,800	737,400		Year End Roll	12/10/2020					
2020	101	FV	271,600	0	8,180.	465,800	737,400		737,400 Year End Roll	12/18/2019					
2019	101	FV	260,200	0	8,180.	465,800	726,000		726,000 Year End Roll	1/3/2019					
2018	101	FV	229,700	500	8,180.	392,600	622,800		622,800 Year End Roll	12/20/2017					
2017	101	FV	229,700	500	8,180.	359,300	589,500		589,500 Year End Roll	1/3/2017					
2016	101	FV	229,700	500	8,180.	306,100	536,300		536,300 Year End	1/4/2016					
2015	101	FV	190,100	500	8,180.	266,200	456,800		456,800 Year End Roll	12/11/2014					

SALES INFORMATION										TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
ST GEORGE WILLI	40467-68		8/14/2003			443,000	No	No							
ST. GEORGE WILL	28230-482		2/27/1998	Family			1	No	No	F					

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
9/17/2009	858	Porch	113,000						10/11/2018	Inspected	CC	Chris C			
3/24/2004	199	Re-Roof	5,100						7/12/2018	MEAS&NOTICE	BS	Barbara S			
									10/16/2008	Meas/Inspect	189	PATRIOT			
									1/26/2004	MLS	HC	Helen Chinal			
									1/3/2000	Meas/Inspect	263	PATRIOT			
									7/20/1993		KT				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Patriot Properties Inc.

Prior Id # 1: 123574

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

